



**ST. TAMMANY PARISH APPEAL # 3**

DEPARTMENT OF PLANNING  
P. O. BOX 628  
COVINGTON, LA 70434  
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ZC Recommended Denial :

10/4/11

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

**APPEAL REQUEST**

DATE: October 5, 2011

ZC11-10-085

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: I-2 (Industrial District)  
Acres: 1.69 acres  
Petitioner: Thomas & Patricia Griffith  
Owner: Thomas and Patricia Griffith  
Location: Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54540 & 54522 Apple Pie Ridge Road, Slidell, S33,T9S,R15E, Ward 8, District 13  
Council District: 13

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

(SIGNATURE)

Raul J. Mayronne

P.O. Box 1810

Covington, Louisiana 70434

PHONE #: (985) 892-4801

RECEIVED  
OCT 06 2011  
PLANNING  
DEPT.

## ZONING STAFF REPORT

**Date:** September 26, 2011  
**Case No.:** ZC11-10-085  
**Posted:** 09/14/2011

**Meeting Date:** October 4, 2011  
**Determination:** Denied

### GENERAL INFORMATION

**PETITIONER:** Thomas & Patricia Griffith  
**OWNER:** Thomas and Patricia Griffith  
**REQUESTED CHANGE:** From A-1 (Suburban District) to I-2 (Industrial District)  
**LOCATION:** Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54540 & 54522 Apple Pie Ridge Road, Slidell; S33,T9S,R15E; Ward 8, District 13  
**SIZE:** 1.69 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish                      **Road Surface:** 2 Lane, Asphalt                      **Condition:** Fair

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

#### EXISTING LAND USE:

**Existing development?** Yes                      **Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to I-2 (Industrial District). The site is located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54540 & 54522 Apple Pie Ridge Road, Slidell. The 2025 Future Land Use Plan calls for residential development in this area. Staff does not support the request to rezone the property from A-1 suburban to I-2 industrial. The I-2 zoning is too intense for the area, which is developed with residential uses and undeveloped land.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 (Industrial District) designation be denied.

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